



**Needs Assessment Committee
Minutes
May 7, 2009
8:30 a.m.**

**Meeting Minutes
Thursday, May 7, 2009
Shelby County Administration Building
4th Floor Conference Room**

Committee members present:

Nisha Powers, Chairman	Steve Nelson
Jay Weatherington, Secretary	Tomeka Hart, MCS
Commissioner Mike Ritz	David Pickler, SCS
Commissioner Sidney Chism	

Committee members absent:

Cato Johnson
Scott Fleming
Aubrey Howard

Others Present:

Grace Hutchinson	Nedra Jones, SCS
Maura Sullivan	Richard Holden, SCS
Paula Lewis	Leonard Myers, MCS
Christopher Lurry, MCS	Denise Sharp, MCS
John Zeanah, MCS	Stephanie Jones, Commission Staff
Craig Willis	Tom Moss
Jane Roberts, CA	

The meeting was called to order at 8:45.

Motion: Motion was made by Jay Weatherington to approve the minutes from the March 26, 2009 meeting. Second by Commissioner Ritz.

Action: Motion carried.

Chairman Powers stated that the work session that was held on March 26th was very productive. Our original guidelines for the school systems to submit information to the NAC were very cumbersome. At the request of the school systems, we went through the guidelines step by step and made changes, additions or deletions.

Carolyn Staskiewicz, DeJong Consultant, went through the guidelines and pointed out the changes. The districts will submit their 5-year plan with updates on December 15th of each year. The submission will include updated enrollment data, updated existing facilities etc. as spelled out in the new guidelines.

The annual requests will also be submitted on December 15th of each year.

Chairman Powers stated that the County Commission specifically asked for cost comparisons for new school construction between the two districts. Not sure if the NAC needs this but we can present it as being either justified or not to the Commission and they will make the final determination. The December 15th submission date is for the future. For FY2010, we are in a stricter timeline. Therefore, we need to receive the FY10 project sheets at today's meeting so that they can be reviewed and approved at our next meeting. We need to schedule our next meeting in June in order to get our recommendations to the County Commission before the end of June.

Mr. Nelson asked if there are any guidelines from the County Commission on the amount of funding that is available. The discussion was that the NAC is not charged with considering the funding issues. Our charge is to look at the needs and priorities and submit them to the Commission. The CIP dollars are issued by ADA and should be spent according to the priorities that the NAC recommends. However, they have final control of how it is spent. The County Commission can not dictate to them but can take that into consideration at the next year's budget hearings.

Commissioner Chism said that the NAC sets up the criteria and submits the needs and priorities to the Commission so they can decide what needs to be done and where the funds will come from. It is the NAC's job to decide whether or not a new school is justified and recommend that to the Commission.

Both Ms. Sharpe and Mr. Holden agreed that they are pleased with the new guidelines and are prepared to meet the deadlines.

Motion: Motion to approved the changes to the original guidelines and accept this document as the new guidelines made by Jay Weatherington. Second by Commissioner Mike Ritz.

Action: Motion carried.

The next item of business was to receive 2010 project sheets from MCS and SCS.

Ms. Sharpe listed the projects in order of priority:

1. **New Kate Bond Middle School** - The very top priority of MCS is the construction of Kate Bond Middle School. It is very critical because until they have the money to erect the school, they are unable to take the City school students that the County is now serving. Kate Bond Middle would not only provide for the annexed students but also provide space for other over crowded areas within the I-240 loop. Presently, students attending Shelby Oaks go into the I-240 loop to Kingsbury Middle. Once Kate Bond Middle is constructed, these Shelby Oaks students will no longer have to be bussed into the I-240 loop to attend Kingsbury, but will be able to attend Kate Bond Middle instead, their

new area neighborhood school. This would give MCS the opportunity not to have to transfer students across neighborhoods and also to do a grade configuration to eliminate crowding. These Shelby Oaks students won't have to utilize the seats at Kingsbury Middle any more (since they will be attending Kate Bond Middle now), it will free up the space they formally utilized at Kingsbury Middle. Since this action will free up space at Kingsbury Middle, MCS would like to utilize this freed up space to attempt an area-wide grade reconfiguration, bringing 6th graders now attending area elementary schools (such as Berclair, Grahamwood, Wells Station, etc.) into this freed up classroom space that was formerly used by Shelby Oaks students graduating to Kingsbury Middle. If MCS is successful in relocating these area 6th graders to Kingsbury Middle and/ or Treadwell Middle, then there will be space at these former K-6th grade schools (again, Berclair, Grahamwood, Wells Station, and others) since they will no longer have 6th graders at them and will become K-5 schools instead. This means that the space that the 6th graders at these area K-6th grade schools (Berclair, Grahamwood, Wells Station, etc.) formerly held is now available since the 6th graders would then be at Kingsbury Middle and/or Treadwell Middle. With the 6th graders gone to Kingsbury Middle and/or Treadwell Middle, MCS will now have more space for the K-5th graders at these schools. This space is so badly needed at these area elementary schools because most of them are operating well beyond 100%. Due to increased birth rates, ELL, and CDC increases, these schools are exceedingly overcrowded and relocating the 6th grades to Kingsbury Middle and/or Treadwell Middle will provide some more capacity at these area elementary schools to respond to this overcrowding instead of asking for an addition or another school within this Northeast area as soon as MCS would otherwise have to do so. The budget for this project is \$24,998,996.

Commissioner Ritz asked why we would want to build a new school in that area since Dexter Middle and Elementary are in the area that the City will annex eventually. Ms. Sharpe answered that even after annexation it could take litigation up to 8 to 10 years to be resolved and MCS would still be where they are now—waiting without a way to accommodate all the currently annexed students. We have responsibility for the students that have already been annexed now and must provide for them. Even though we don't get the ADA for those students, we still have to negotiate with County schools for SCS to maintain responsibility for them.

President Hart said that as long as there are two school systems, there is going to be divisional lines where a County school near a City school maybe under utilized but its two different systems. We are both responsible for the students but we can't force the County to take responsibility for City students.

The new MCS administration negotiated with SCS and SCS agreed to retain the annexed students. MCS does not get the ADA/ADM funds for those students since the ADA/ADM monies follow the students and would therefore go to SCS. Still MCS incurs expenses for these students since MCS has to reimburse SCS for any expenses that SCS incurs while SCS retains the students.

Chairman Pickler stated that the County has consistently done these types of agreements and are willing to continue to service the students as needed. The agreement was that if the County incurred additional costs above ADA, the City would reimburse them up to \$100,000.

2. **New Northeast Region High School** - \$5m is needed for site acquisition and towards building plans this year. The total estimate is \$40m. If the new NE Region high school is constructed with a maximum capacity of 900, it will not provide any space for infill development. This limited capacity of 900 students would only allow MCS enough space to accommodate approximately 200 students emanating from the S. Cordova annexation, pending in its eighth year. It would also allow relief at Cordova H.S with the transfer of about 550 to 600 students from that school to the new NE Region high school. Presently, Cordova High School holds:
 - 1525 - Programmatically
 - 1825 - by design capacity
 - 2050 - Currently enrolled

There are terrible traffic problems in that area due to the overcrowding and we would be able to shift at least 550 students into the new school from Cordova High School and grant some relief.

3. **Southeast Region Elementary addition** – Ross Elementary has approximately 16 portables at this time. Ms. Sharpe stated that fourteen of which are 30 years old or older. She further stated that the useful life of a portable has been determined, according to the report provided by the DeJong Consultants, to be 20 years. With a 20 classroom addition at \$7m we would be able to replace 16 portables. There is lots of growth on the SE Region with the recent approval of the Fieldstone Apts. and Tournament Center, etc. We would still have capacity with the balance of 4 remaining classrooms in the new addition to enable us to move students from other overpopulated schools like Germanshire and/or Crump Elementary. MCS is trying to address some of the existing area overcrowding within the SE Region now before it has to address the Southwind-Wyndike annexation effective 2013, bringing in 500 new students and no accompanying schools.
4. **Avon Lenox Renovation** – Cost of \$3m. This school currently serves a sizeable CDC population ranging in ages from 15 to 22 years. Funds are needed to update the restrooms, ADA requirements, and the boiler and chiller.
5. **Demolition (Capleville, Lock, Longview Florida, South Area Office)** - Demolition is estimated at \$3.5m. These buildings are a source of blight and liability and the MCS Board has agreed that they need to come down. The question was asked if these buildings and property could not be sold but these buildings would be difficult to sell since they have asbestos in them. Mr. Leonard

Myers with MCS advised that demolition is approximately \$450 per square foot for these buildings.

6. **Deferred Maintenance** - Chairman Powers stated that the last report we received from MCS stated that there would be no requests for deferred maintenance funding next fiscal year. Ms. Sharpe stated that these are listed by priority and deferred maintenance is listed last on the list. It simply means that while we still acknowledge that we need critical deferred maintenance funds, we're listing that category last on the list of priorities. It was noted that MCS had a large reserve fund in critical deferred maintenance monies. Ms. Sharpe acknowledged that MCS did formerly have a reserve of unspent money in the critical deferred maintenance category; however, the MCS School Board and the new administration have instituted a timeline to insure that all these formerly approved projects get accomplished and that they now require monthly reports so that they can track the spending for the deferred maintenance projects for which they already have funds.

Mr. Holden presented the list of priorities for SCS as follows:

1. **Cafeteria relocation for Millington High School** – This is the very highest priority for SCS. The current cafeteria is in the farthest building on campus from the main building and is a major problem for students in inclement weather. Approximate cost is \$1.25m.
2. **Replacement of Elmore Park Middle** – This has moved up on our priority list. There are structural issues and safety issues with the current multiple buildings. This would put all students under one roof as opposed multiple and portables. Approximate cost is \$13.5m.
3. **Classroom addition for Macon-Hall Elementary** – This is an addition of 14 classrooms with restrooms and would remove 16 portables. Will serve grades K-5. This project may not be needed immediately and will depend on the agreement with the City. Approximate cost is \$2.5m
4. **Addition at Collierville High School** – This is an addition of 20 classrooms to provide capacity needed. This would eliminate 16 portables and provide room for growth in the southeast Collierville area. This project is approximately 2 years out. Approximate cost is \$4.7m.

SCS respectfully requests a commitment for funding for all four projects. Even though projects three and four may be delayed a year, they need to move forward with architectural commission and design.

Commissioner Ritz stated that both school systems are clearly reducing in population and we are still building schools.

President Hart said that it is illogical as long as you have two school systems to get around funding new schools. There may be a city school and a county school right near each other with one being under utilized. But each school system has the responsibility for their students and their facilities.

Chairman Powers stated that the next meeting will be June 11, 2009 at 8:30. This will be to approve the recommendations from both school systems presented today for the FY10 budget. The NAC will then submit their recommendations to the County Commission for consideration in the FY10 budget.

Motion: Motion to adjourn made by Jay Weatherington. Second by Mike Ritz.

Action: Meeting adjourned at 10:25.

Jay Weatherington, Secretary

Date